This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

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BOOK 5396 PAGE 195

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES E. THIEL, ET UX	Same	43-6
(NAME) 905 Snow Ave.	(NAME)	Par 155
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of --------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5348, page 763, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless from same,

MICHAEL W. GOOSTREE AND WIFE, ARTHELLA GOOSTREE, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES E. THIEL AND WIFE, ANN S. THIEL, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Dixie Pure Food S/D of record in Book 161, page 113 and in Book 332, page 51, Register's Office for said County, and described as follows:
Beginning on the westerly margin of Snow Avenue, formerly Dortch Street, at the northeast corner of property conveyed to V.H. Jernigan and wife, by deed from Samuel H. Litton and wife, of record in Book 2304, page 38, said Register's Office; thence with said Jernigan's northerly line, N 89° 22' W 303.7 feet to an iron pin in the easterly line of the property conveyed to H.C. Tash by deed from Bransford Realty Co., of record in Book 1118, page 55, said Register's Office; thence with said Tash's easterly boundary line and the easterly boundary line of the property conveyed to Comer G. Potts by deed from Bransford Realty Co., of record in Book 1014, page 94, said Register's Office, N 6° 50' 200 feet thence easterly 300 feet more or less to the westerly margin of said Snow Avenue; thence with same S 8½° E 200 feet to the beginning.
BEING the same property conveyed to Michael W. Goostree and wife, Arthella Goostree, by deed from Clyde W. Russell, et ux, of record in Book 5348, page 761, Register's Office for Davidson County, Tennessee.
INCLUDED in the above description but EXCLUDED therefrom is that part of said property conveyed to Davidson County by deed from W. G. Elliott, et ux, of record in Book 1539, page 195, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $5,300.00

Subscribed and sworn to before me, this the 13 day of February 1979

Affiant

My commission expires: 6-23-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 13th day of February, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael W. Goostree

Arthella Goostree

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* MICHAEL W. GOOSTREE AND WIFE, ARTHELLA GOOSTREE, *the within named bargainor...s, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 13th *day of* February, *19*79.

Notary Public

Commission expires 6-23-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM
MICHAEL W. GOOSTREE, ET UX

TO
JAMES E. THIEL, ET UX

F. 1. 4 5 7. 0

IDENTIF. REFERENCE

FEB 16 1 58 PM '79

FELIX Z. ROBINSON JR. REGIST.
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115